

## Choosing the Right Agent Checklist

When comparing which agent is right one for you, we suggest you compare the benefits provided by each of any other agencies you may be considering.

SERVICE	BENEFIT TO YOU – THE LANDLORD	HRU	Other Agency	Other Agency
Management available	Everyone at your service	✓		
Friendly staff	A pleasure to work with	✓		
Regular communication	Keeps you informed and reduce the stress of moving	✓		
Open 7 days	Capturing the best tenants when other agents are closed	✓		
Accompanied Appointments	Helping tenants to rent. Saves you time and hassle. Increases security	✓		
Floorplans on lettings property particulars	Weeds out unsuitable tenants, reducing stress	✓		
Extensive advertising over the internet	Maximises exposure of your property	✓		
Extensive advertising in the newspaper	Maximises exposure of your property	✓		
Informative articles included in newspaper advertising	Engages the public	✓		
Text Messaging	Instant communication with maximum buyers	✓		
Agency also does sales	Access to frequent purchaser and investor wishing to buy	✓		
Dedicated Lettings progressor	Significantly reduces the change of a fall-through	✓		
Member of the Ombudsman	Providing you with protection and security	✓		
Member of National Association of Estate Agents	Professional, well informed staff	✓		
No long sole agency Period	You don't get tied in. keeps the agent on their toes	✓		
Multi – portal web listing	For maximum exposure	✓		
Independent Agency	Flexibility to accommodate your needs	✓		
Enthusiastic Approach	Motivational people to buy	✓		
Straight talking approach	Sincere, well informed advice, not just what you want to hear	✓		
Locally based	Intimate knowledge of the area	✓		